

**ORDINANCE ENACTING SECTION 10-8-1 – AFFORDABLE HOUSING WAIVER
PROGRAM OF THE CODE OF ORDINANCES CITY OF HARRISONBURG,
VIRGINIA**

Be it ordained by the Council of the City of Harrisonburg, Virginia:

That Section 10-8-1 is enacted as follows:

Chapter 8, Housing. Sec. 10-8-1, Affordable Housing Fee Waiver Program

- (a) In accordance with the authority granted by §15.2-958.4 of the Code of Virginia, the City of Harrisonburg may provide water and sewer capital recovery fee waivers for affordable housing, as defined herein, to a 501(c)(3) organization with a primary purpose of assisting with the provision of affordable housing and to a private sector entity that is pursuing an affordable housing development.
- (b) Only water and sewer capital recovery fees set forth in [Section 7-4-22](#) qualify for waiver requests.
- (c) Affordable housing is defined as an individually metered single family residential dwelling unit that has a sales price no greater than the maximum sales price established by the Virginia Housing Development Authority for its first time homebuyer program as applicable in Harrisonburg and that has been developed to be purchased and occupied as primary residence by a household whose income does not exceed 100% of the Area Median Income (“AMI”) applicable in Harrisonburg as determined by the U.S. Department of Housing and Urban Development.
- (d) An applicant for a fee waiver under this section must agree to pay the water and sewer capital recovery fee waived if the dwelling unit ceases to meet the definition of affordable housing in subsection (c) above at any time within five (5) years) from the date of connection to the city water system.
- (e) Funding for the Affordable Housing Fee Waiver Program shall be determined during the annual budget process, beginning in Fiscal Year 2025.
- (f) Waivers requests will be received on a rolling basis throughout the year and shall be granted to eligible applicants on a first-come, first served basis, until funding pursuant to paragraph (e) is exhausted. No applicant has a right to receive a fee waiver under the program.

This ordinance shall be effective from the _____ day of _____, 2024. ADOPTED
AND APPROVED this _____ day of _____, 2024.

MAYOR

ATTEST

CITY CLERK